

ALDANA SUBDIVISION FILING NO. 1

A Re-subdivision of Altura Farms Subdivision Filing No. 2,
Being a part of the Northwest 1/4 of Section 5,
Township 4 South, Range 66 West of the 6th P.M.,
City of Aurora, County of Arapahoe, State of Colorado

Sheet 1 of 2

PROPERTY DESCRIPTION & DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF ALTURA FARMS SUBDIVISION FILING NO. 2, AS SHOWN ON THE PLAT RECORDED JANUARY 25, 2001 AS RECEPTION NO. B1010892 IN THE RECORDS OF THE CLERK AND RECORDER FOR ARAPAHOE COUNTY, COLORADO.

CONTAINING 100,426 SQUARE FEET OR 2.31 ACRES, MORE OR LESS;

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS AND A BLOCK, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF ALDANA SUBDIVISION FILING NO. 1, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, AND EASEMENTS, AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

COVENANTS:

THE UNDERSIGNED OWNER, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA, FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

OWNER:

GCSA LLC

SIGNATURE

PRINT NAME PRINT TITLE

NOTARIAL:

STATE OF COLORADO } SS
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____

DAY OF _____, 20_____ A.D.

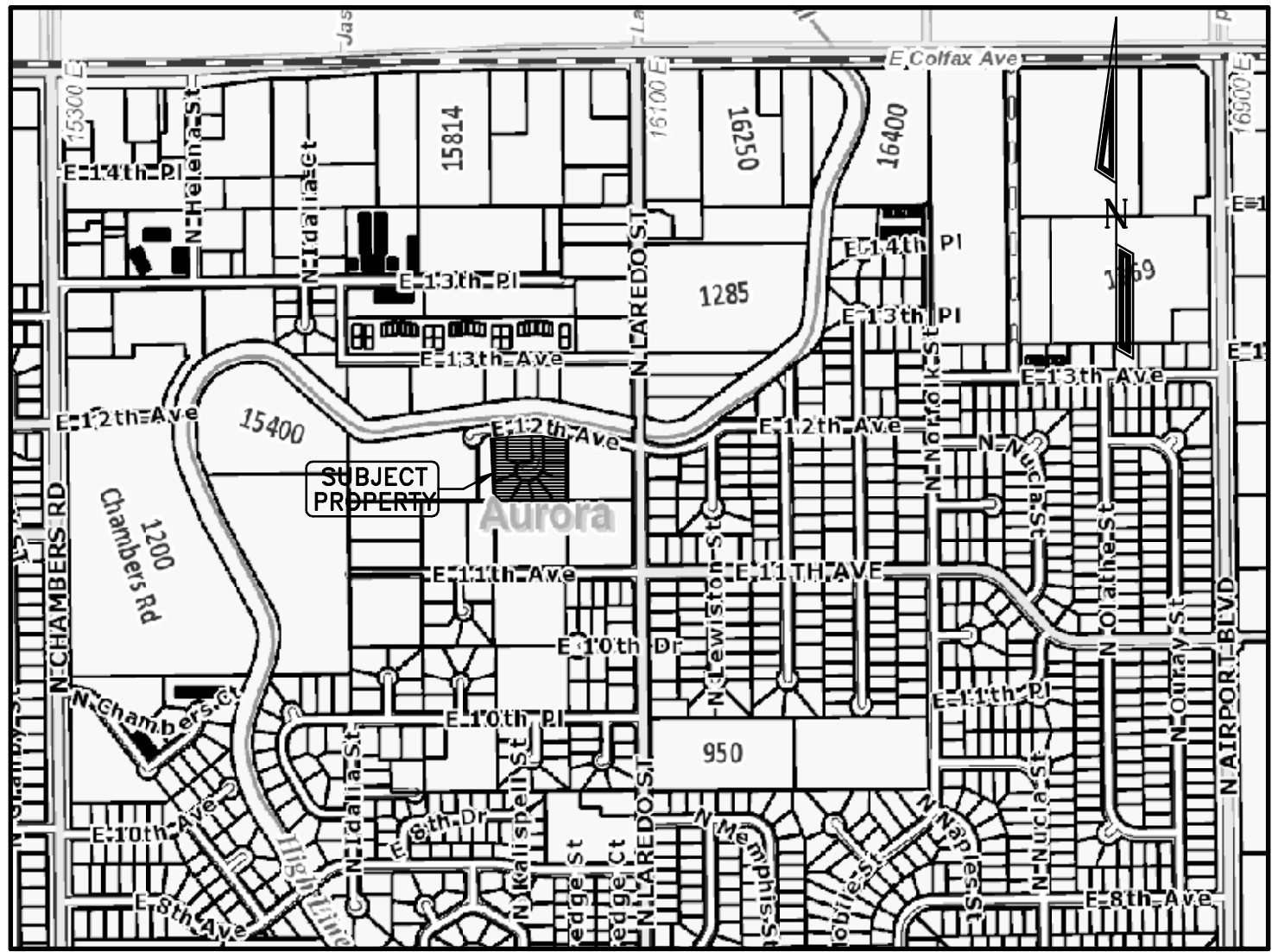
GCSA, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY AS

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

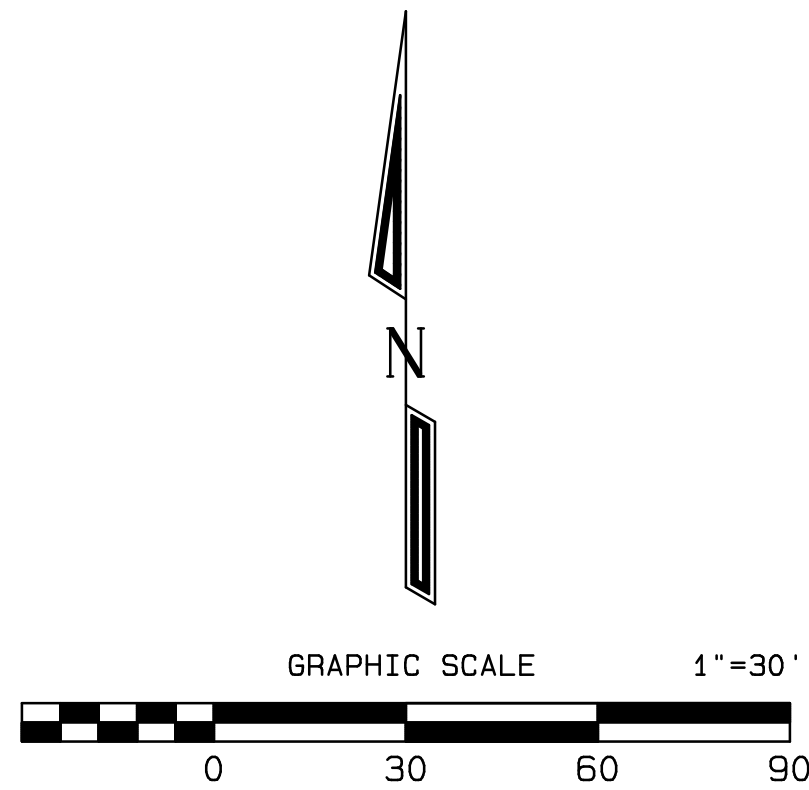
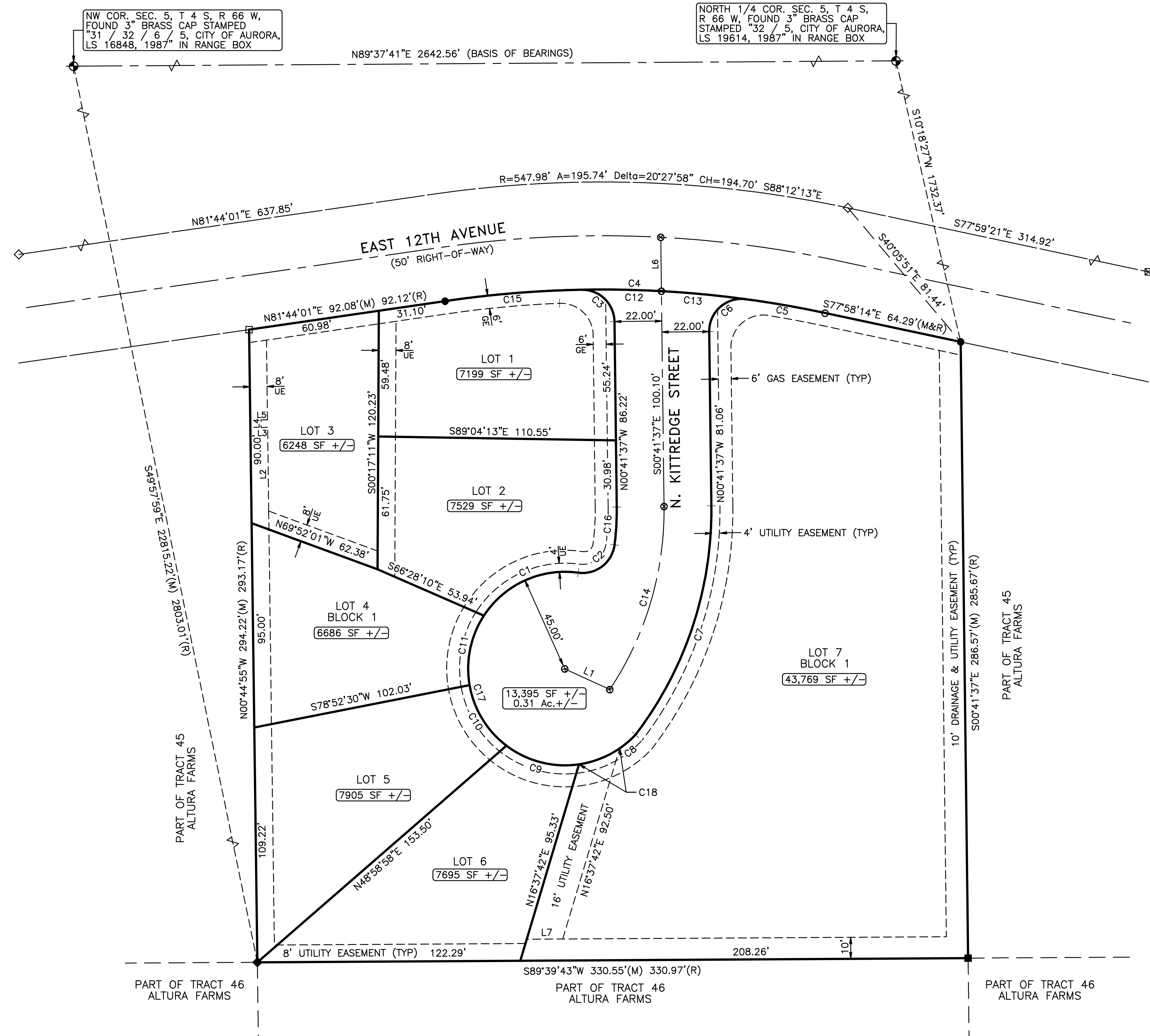
MY COMMISSION EXPIRES:_____



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Sheet 2 of 2



LEGEND:

- ◆ = ALIQUOT MONUMENT, AS NOTED.
- = SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP, PLS 37971.
- ⊗ = STREET CENTERLINE MONUMENT, SEE NOTE BELOW.
- = FOUND 5/8" REBAR WITH 2" ALUMINUM CAP, PLS 27275, CONFLICTING EVIDENCE: 5/8" REBAR BEARS N44°17'52"W, 0.58'.
- ◆ = FOUND 1/2" REBAR WITH 1, 1/4" YELLOW PLASTIC CAP, PLS 12840, CONFLICTING EVIDENCE: 5/8" REBAR BEARS N07°27'15"E, 0.76'.
- = FOUND 1/2" REBAR WITH 1" YELLOW PLASTIC CAP, PLS 7124.
- ⊠ = FOUND DENVER WATER BRASS CAP IN TOP OF 2" PIPE FILLED WITH CONCRETE.
- ◇ = FOUND NAIL IN TOP OF 2" PIPE FILLED WITH CONCRETE.
- = FOUND 5/8" REBAR.
- (M) = AS MEASURED BY THIS SURVEY.
- (R) = MEASUREMENT AS SHOWN ON THE PLAT OF ALTURA FARMS SUBDIVISION FILING NO. 2.
- UE = UTILITY EASEMENT.
- GE = GAS EASEMENT.

NOTE: MONUMENT BOXES WITH 30" X 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION OF NORTH KITTREDGE STREET IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.

LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	45.00'	51.64'	65°44'45"	N66°01'39"E	48.85'
C2	15.00'	23.74'	90°40'44"	N52°31'43"E	21.34'
C3	15.00'	23.67'	90°24'49"	N45°54'01"W	21.29'
C4(M)	497.97'	177.95'	20°28'28"	S88°12'28"E	177.00'
C4(R)	497.97'	177.88'	N/A	N/A	N/A
C5	497.97'	37.61'	04°19'40"	S80°08'04"E	37.60'
C6	15.00'	25.76'	98°23'43"	S48°30'15"W	22.71'
C7	172.00'	114.21'	38°02'46"	S18°19'46"W	112.13'
C8	45.00'	30.23'	38°29'28"	N62°24'02"E	29.67'
C9	45.00'	35.78'	45°33'20"	S75°34'34"E	34.84'
C10	45.00'	33.74'	42°57'42"	S31°19'03"E	32.96'
C11	45.00'	33.77'	42°59'29"	S11°39'32"W	32.98'
C12	497.97'	37.13'	04°16'21"	S88°58'15"E	37.13'
C13	497.97'	39.43'	04°32'10"	S84°33'59"E	39.42'
C14	150.00'	90.14'	34°25'56"	S16°31'21"W	88.79'
C15	497.97'	63.78'	07°20'17"	N85°13'26"E	63.73'
C16	128.00'	17.61'	07°52'57"	N03°14'52"E	17.60'
C17	45.00'	185.16'	235°44'44"	N19°29'19"W	79.93'
C18	45.00'	20.49'	26°05'09"	S68°36'11"W	20.31'

LINE	BEARING	DISTANCE
L1	N65°20'03"W	23.02'
L2	N00°44'55"W	47.48'
L3	S89°15'05"W	3.00'
L4	N00°44'55"W	3.50'
L5	N89°15'05"E	3.00'
L6	N00°41'37"W	25.05'
L7	N89°39'43"E	16.73'

American West
Land Surveying Co.
A Colorado Corporation

PO Box 129, Brighton, CO 80601 • P:303-659-1532 F:303-655-0575 • amwestlls.com
SCALE: 1" = 30' DRAWN BY: CDH CHECKED BY: MJH DATE: JUNE 13, 2023
REVISIONS:
JOB NO: 23- FILE: Z:\A - B\Altura Farms\ALDANA SUBDIVISION.pro